

# Design and Access Statement

**Description:**

Redevelopment of Site for the erection of 8 Dwellings

**Site:**

Folly Inn Ph, Buckingham Road, Adstock, Mk18 2HS

**Applicant:**

Jamie Birch

January 2024



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# 1. Introduction & Proposal

This statement has been prepared on behalf of Jamie Birch

The planning application comprises of the erection of 8 houses

- Section 2 provides an analysis of important features of the site and surrounding area that are relevant to the design process.
- Section 3 explains the design of the proposed buildings and design process.
- Section 4 reviews the access into the site.
- Section 5 summaries the above and provides a conclusion.

The documents that have been submitted with this applications are:

- 1) Architects Drawings FIPH-10 TO FIPH-19
- 2) Planning statement
- 3) Ecology Report

## 2.The Site and Surrounding Area

- 2.1 The site is located along Buckingham Road (A413), Which is a main road between Adstock and Padbury (Fig 1)



(FIG 1)

- 2.2 The existing site in the ownership of the applicant houses a pub (The Folly Inn) which is in the process of being converted into house. The site also houses a large car park and derelict Bed and Breakfast.
- 2.3 The site has an area of 430m<sup>2</sup>. It is a triangular shape and slopes from West to East.
- 2.4 As part of the pub conversion the existing crossover to the West is being infilled. There is another access point in the center of the site which is being adjusted and utilized in this development. This is discussed further in section 4. Figure 2 shows an aerial view of the site and the photos following this have been located on this map.



(Fig 2 – the site)



(image 1 showing the converted pub and B and B)



(Image 2 showing the B and B)



(Image 3 showing the Pub that is currently being converted)



(Image 4 showing the existing access point)



(Image 5 showing the farm to the west of the site)

- 2.5 The pub , which is currently being converted to a house was once an attractive Postwar cottage with white rendered walls/ brick chimneys and black features and fenestration. It is the ambition to bring the pub back to its former glory ( Fig 3).



(fig 3- the original Pub)

- 2.6 A farm is located to the west of the site and is the only other built form in the immediate vicinity.
- 2.7 The two neighboring villages- Adstock and Padbury are two attractive villages that constitute of old, attractive buildings of a cottage style many of which have thatched roofs. (fig 4)



(Fig 4- attractive properties that make up the surrounding villages)



## 3.The Proposed Scheme and Design Process.

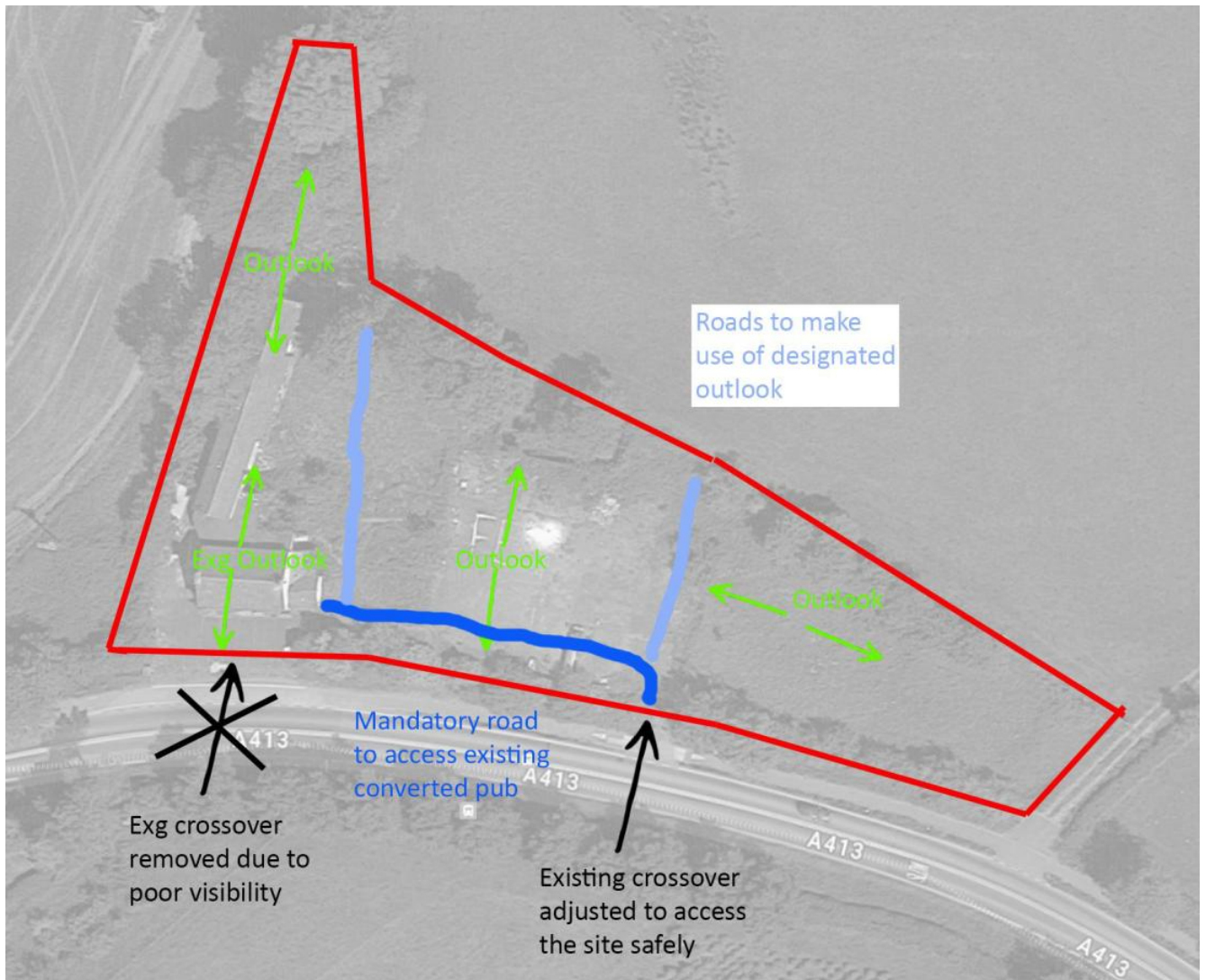
### Scheme Facts

- 3.1 The proposal is to erect 8 houses.
- 3.2 4 of the houses will be detached and 4 will be semi detached
- 3.3 There are 4 types of houses on site
- 3.4 The accommodation schedule for the houses can be seen as follows:

House type	plot no.	bedrooms/ people	total (m2)	amenity (m2)	parking spaces
2	1	3b 6 persons	121	247	2
2	2	3b 6 persons	121	265	2
1	3	3b 6 persons	143	224	2
1	4	3b 6 persons	143	244	2
1	5	3b 6 persons	143	216	2
3	6	3b 4 persons	87	88	2
3	7	3b 4 persons	87	97	2
4	8	3b 6 persons	109	123	2
				visitor	4
<b>total (m2)</b>			<b>954</b>	<b>1504</b>	<b>16</b>

### Location and Massing

- 3.5 The location and siting of the houses has been driven from the existing access point and existing Pub that is currently being converted. The requirement for 8 houses means that the house locations are orientated in all directions which has been dictated from the access roads. From the outset the potential outlook was defined and the access roads designated to exploit the potential outlook for the scheme. (see fig 5)
- 3.6 The front road to the site provides a buffer to the busy highway which then allows access to the existing converted pub. The existing crossover to the converted pub wall filled in for safety reasons meaning the access road had to be located to the front of the site. (see fig 5)



(fig 5)

3.7 In addition to the housing accommodation, the applicant wanted to help and encourage community to the housing scheme as well as ecology. For this reason, we have included a playground/ Wild Flower Meadow and pond to the scheme which can be enjoyed by the applicants. This is located to the East of the site. (Fig 6). These can be seen on the proposed site plan. They are accessed via a communal path near the entrance to the site. This was located in this area due to the existing access into the site which left space to the east of the site.



(Fig 6- communal areas that will create a sense of community within the development)

- 3.8 There is no drainage in the road to connect to and the existing units on site had their drainage dealt with on site. This concept has been retained with the proposed development. The surface water will drain to the pond and the foul drainage will be dealt with via a Klargestar which will then drain to the drainage field to the east. The Klargestar has been located away from the occupants and has been sized and located accordingly to ensure its building control compliance.
- 3.9 The properties have been located around the site to reduce overlooking to each other with front and rear facing windows only and compliant garden depths.
- 3.10 A landscape scheme will be proposed by way of condition upon receipt of approval where many additional trees will be planted on site to increase screening.

### Architectural Style

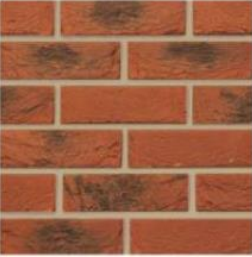





- 3.11 The houses that have been proposed on the site are modest in size and scale and provide enough accommodation for small families with two children.
- 3.12 The properties are 1.5 storeys to keep the properties low and appropriate for the street scene. They are high enough to ensure the first floors are usable and appropriate for modern family day living. This is achieved by incorporating gabled dormers.
- 3.13 The proposed housing scheme is a traditional style of architecture that compliments both the existing converted pub and farm buildings up the road.
- 3.14 The existing converted pub utilizes black features such as black windows/ plinth/ soffit and fascia. This concept has been used for the proposed housing scheme. The pub also has gable ends to the roof which all housing typologies follow.
- 3.15 The existing converted pub is white rendered whereas the proposed properties will be red brick with black features. This change in material is to allow for the definition of the existing pub as the original building on the site. Also white render tends to stain , especially along a main road so we felt it was appropriate to change to a more substantial material. ( see Fig 7).

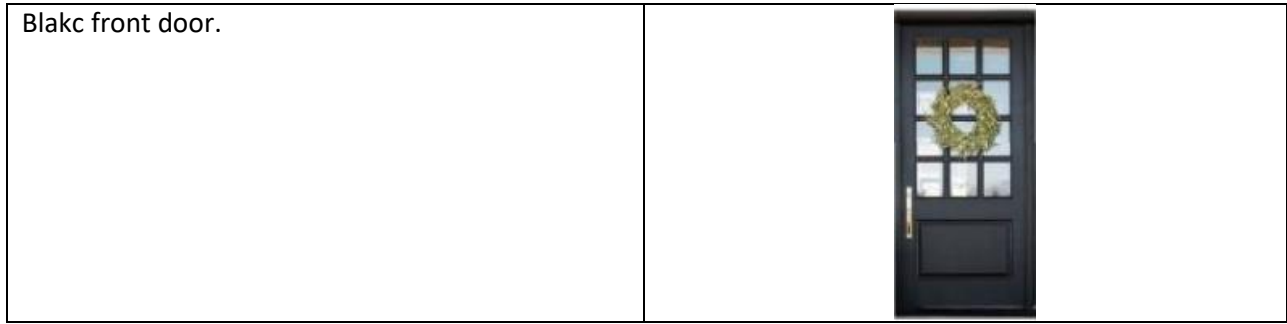


(fig 7)

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- 3.16 The black features on the existing pub are also utilized on the farm buildings up the road. This again has influenced our decision to use these materials.
- 3.17 The existing pub conversion and attractive buildings in the surrounding villages utilize chimneys to define the character. This has been proposed to each property. It will ensure the proposed scheme has character and will be received well when driving up the main road.
- 3.18 The materials that have been included within the proposal are as follows:

Material Type	Image
Brickwork to have black features.	
Brickwork 2 (Feature Brick above windows)	
Black soffits and fascia's with black downpipes.	
Timber affect UPVC casement windows	
Red clay tiles.	
Portland stone cills	



3.18 Influence for the architecture has been taken from a newly built Scheme in Hatfield Hertfordshire that is exceptionally attractive. (fig 8) . This scheme has been received well by locals and is in a conservation area.



(fig 8)

3.19 The overriding aesthetic of each housing typology has been developed from the aesthetics derived as above with each typology adjusted depending on the orientation and outlook. An example can be seen with housing type 2. The orientation of this pair of semi detached houses requires the windows and doors to be located on the gable end facing into the garden. (fig 9). The proposal utilizes the overriding aesthetic decided upon but is adjusted to ensure maximum enjoyment of the outlook of the site. (fig 9)



(fig 9)

## 4. Access into the site

- 4.1 The existing crossover into the converted pub is being removed via the pub conversion approval. This is due to the safety issues with this crossover which is not located in a safe place. (see fig 5)
- 4.2 The existing access in the center of the site will be made wider to allow for cars to come and go via two way traffic. The access will be improved to ensure significant visibility splays are achievable in both directions.
- 4.3 This two way road will continue into the site along the front of the site. The subsequent roads that come off of this will be narrower as they will be serving up to a maximum of three houses. Passing bays have been located throughout the site as well as turning circles for emergency vehicles and cars. ( fig 10)
- 4.4 Pedestrians will be able to access the communal areas via a footpath which will then connect with the existing footpath along the main road. (fig 10)



Fig 10

## 5. Summary and Conclusion

### 5.1 Summary

- The proposal has been developed in response to the constraints of the site that have been identified from the initial site analysis.
- The proposed architecture will compliment the existing built form on the site whilst highlighting the original dwelling on the site.
- The proposal is an attractive response to both the shape and constraints of the site as well as the need to produce affordable family homes that will allow for a community to develop due to the communal spaces that have been implemented.

### 5.2 Conclusion

We feel that we have met the clients brief whilst ensuring the scheme responds in a positive manner to the site constraints for the reasons described above. The scheme will be an attractive addition to the road whilst not overbearing the rural status of the site. With the above in mind we hope the proposals are received well by the council.